

DEREHAM TOWN COUNCIL

At a meeting for **Plans** at the Assembly Rooms on **Tuesday 14th May 2019** at **7.00pm**.

Present: Councillors H Bushell (Chair), C Bunting, H Clarke, P Duigan, L Monument and T Monument.

Also Present: Town Clerk Tony Needham, Deputy Town Clerk J Barron & District Councillor A Webb.

1. **To receive apologies for absence.**
Apologies for absence were received from Councillors H King and P Morton.

2. **Declaration of Interest**
There were no declarations of interest.

3. **19/029/0328/F** **Dereham Church Infant and Nursery, St Withburga Lane, Dereham**
Re-roof of existing flat roof and pitched roof areas for Diocese of Norwich.
No comment, no objection.

- 19/030/0382/A** **4 Norwich Street, Dereham**
Corporate brand signage for Specsavers.
No comment, no objection.

- 19/031/0387/F** **13 Royston Way, Kingston Road, Dereham**
New units being built on Royston Way, Dereham. We will be looking for a change of use to a gym/fitness centre, Unit 13 only for Mr Graham Barrett.
No comment, no objection.

- 19/032/0419/HOU** **59 Kings Road, Dereham**
Demolish single storey extension to rear and construct two storey extension to rear for Mr D Shutler.
No comment, no objection.

- 19/033/0433/HOU** **Springfield, South Green, Dereham**
First floor extension to side and single storey extension to rear for Mr and Mrs L Chant.
No comment, no objection.

- 19/034/0472/HOU** **Cowper Lodge, Thompson Way, Dereham**
Replacement of front porch (larger) for Mrs Chowdhury.
No comment, no objection.

Modification of S106 – 3PL/2017/0563/O – Schedule 2: ‘Affordable Housing Provision’ is the construction & provision of Affordable Dwellings on the site equating to 40% of the total number of dwellings (or such other lower percentage as the Council may agree in its absolute discretion) for Laura Townes at Persimmon Homes Limited.

The Town Council strongly objects to the reduction in affordable housing without justification.

Within the original application for residential development, there was a claim that 40% affordable housing would be unviable and 30% would be preferable. The viability of the 40% provision was appraised independently by the District Valuer who confirmed that the provision of 40% affordable housing was viable on this site.

This application was given at appeal, at the appeal the applicant did not suggest at any time that the 40% affordable housing was unviable.

Persimmon Homes Ltd now has an interest in the land and has requested a reduction in the level of affordable housing from 40% to 25%, but no supporting evidence has been provided to indicate why the request has been made or any justification as to why 40% affordable housing was a viable option in February 2017 but in 2019 only 25% would be viable? Persimmon has not provided any justification whatsoever.

It would seem that Persimmon Homes are requesting the reduction in affordable homes on the basis of the emerging Local Plan’s policy which states that 25% of affordable housing should be provided.

What Persimmon Homes seem to be trying to do is ‘cherry pick’ the most economically favourable policies from the new emerging Local Plan at the same time as retaining all the most economically advantageous policies from the old Plan; ignoring the policies of the new Local Plan that are not economically advantageous to them.

The Town Council objects to the reduction in affordable housing without either a new application or the application of all the policies in the emerging new Local Plan being applied to this development. The Town Council is particularly concerned that the 25% affordable housing policy is being requested to be applied to this development without other policies in the emerging LP also being applied. Policies which should be applied to this development include:

- TR01 and TR02 better provision for Sustainable transport
- EN04 better provision of outdoor playing space
- GEN 2 better design and high quality walking and cycling links.
- HOU10 higher design standards
- COM 01 higher design standards.

In summary, the Council strongly object to the reduction in affordable housing without any justification or a viability assessment. The applicant should either submit a new application or if they wish for 1 of the policies in the new LP to apply; then all of the new local plan policies should also apply. The applicant should not be allowed to 'cherry pick' the most economically advantageous policies from the new Local Plan while ignoring those policies which are less economically beneficial for the developer.

- 19/035/0463/F** **4 Norwich Street, Dereham**
5 no. air conditioning condensing units to rear of property for Specsavers Optical Stores UK.
No comment, no objection.
- 19/036/0365/F** **Quebec Hall, Quebec Road, Dereham**
Proposed single storey rear extension for Quebec Hall
No comment, no objection.
- 19/037/0211/O** **Land adjacent to 1 Beatrice Avenue**
Construction of dwelling for West Ella estates Ltd.
No comment, no objection.

4. **For Information, notification of planning decisions and comment from Breckland District Council.**

Planning Permission

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|-----------------|--------------------------------------|
| 19/012/0206/HOU | 8 Emelson Close, Dereham |
| 19/013/0204/HOU | Deva Lodge, Olney Road, Dereham |
| 19/007/0086/HOU | Garden House, Stanton Close, Dereham |
| 19/016/0244/F | 2 Hurn Road, Dereham |
| 19/017/0208/HOU | 5 Rowan Drive, Dereham |
| 19/020/0274/F | The Greenstone, Napier Way, Dereham |

Planning Refused

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| 19/018/0210/A | Yaxham Road (Opposite Walter Road), Dereham |
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Chairman